

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF THOMAS AND ANNE MARIE WHELTON
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL R-48-1C
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Thomas and Anne Marie Whelton have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-48-1C in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

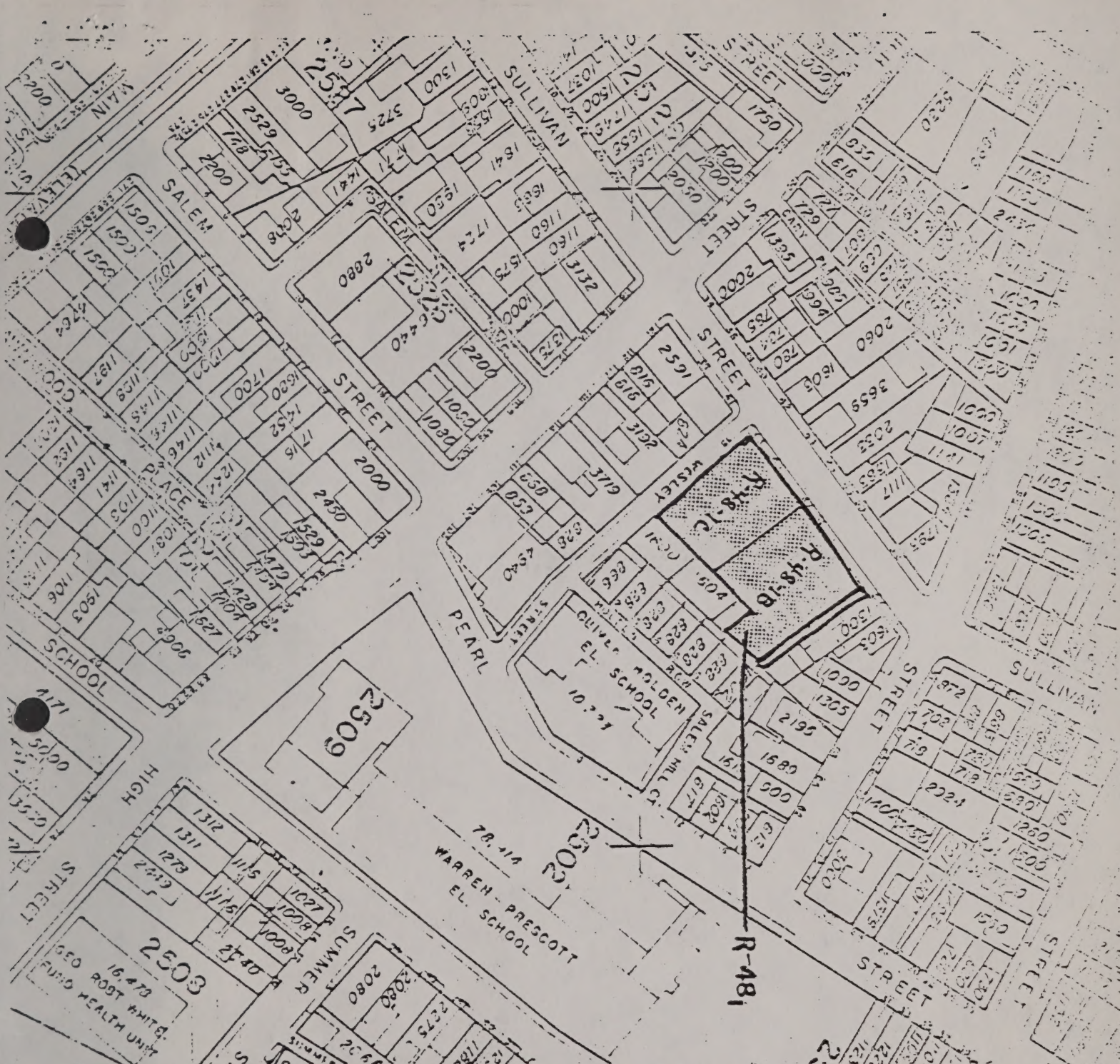
1. That Thomas and Anne Marie Whelton be and hereby are finally designated as Redevelopers of Parcel R-48-1C in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Thomas and Anne Marie Whelton possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Thomas and Anne Marie Whelton for the development of Parcel R-48-1C conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-48-1C to Thomas and Anne Marie Whelton, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)



PARCEL R-48-1C
LOCATION 43 Sullivan St.

USE residential

AREA 6,000 sq. ft.

WIDTH

DEPTH

ACCESS

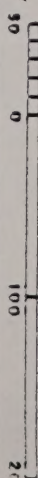
PARKING

D.U.'s

ZONING

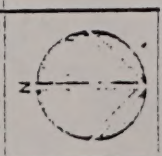
NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS.

FOR DEFINITIONS, STANDARDS & CONTROL
SEE:
CHARLESTOWN URBAN RENEWAL PLAN;
PROJECT NO. MASS. R-55
BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 25, 1965.

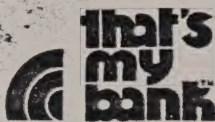


DISPOSITION PARCELS

DATE:



Charlestown
Urban Renewal Area
Massachusetts R-55
BOSTON REDEVELOPMENT AUTHORITY



Charlestown Savings Bank 55 Summer Street - Boston, Massachusetts 02112 - (617) 482-2600

Date: December 19, 1979

Dear Mr. & Mrs. Whelton

We are pleased to advise you that we are willing to grant you a mortgage loan, subject to the following terms and conditions.

Property to be mortgaged: Sullivan Street, Charlestown, MA

Principal amount: \$ 51,200 Interest Rate 13 1/4 Term 25 yrs P&I Payments \$96.87 mo.

Taxes collected monthly ☒ Taxes to be paid by you directly to the City or Town . If taxes are paid directly, please send the bank a receipted bill prior to May 10th and November 10th of each year.

Construction Provisions:

\$ 51,200 will be withheld from the mortgage for purposes of construction/home improvement. Please see attached Construction Schedule or Incomplete Sheet.

\$ 500.00 Construction fee due at passing.

\$ fee per bank inspection.

Principal payments will be waived for 6 months, or until construction is completed, whichever occurs first.

Other Provisions:

A two point (\$1,024.00) Origination fee due at passing.

Application fee of \$100.00

Required documentation to be submitted prior to passing:

 Written certification that all lead paint violations are corrected.

 Fire Insurance Policy in an amount sufficient to cover the mortgage.

 Forward all policies to the bank attorney.

 Construction Schedule signed and returned. Please call our Appraisal Department if you need assistance.

 Incomplete Sheet signed and returned.

 Verification of income/employment.

 Letter from employer

 Tax Return

 Other

X Other Documentation. Explain. Written certificate of Land Purchased outright

Legal Opinion: Disbursement of the loan proceeds is conditional upon approval by our attorney of all instruments necessary to meet the requirements of this loan. The attorney for the bank will examine, at your expense, the record title to the property and certify to the bank, and to you to the same extent, that, in his opinion, the title is satisfactory for mortgage purposes. You may wish to retain your personal attorney to represent you in this transaction as well.

If these terms are acceptable to you, please sign and return the attached copy of this letter within 10 days. Upon receipt of your acceptance and the legal description of the property and/or its title reference (Book and Page number of the deed) we shall instruct our attorney to proceed with this transaction.

It is further understood that this loan may be sold to another institutional mortgage investor.

Book Page PLEASE FILL IN

Commitment fee required with the return of this commitment letter \$

Commitment expires February 2, 1980

Very truly yours,

Eina Twitty

Real Estate Department

Borrower's signature

Thomas Whelton

Date: 12-19-79

Co-Borrower's signature

Eina Twitty Whelton

Date: 12/19/79

January 10, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA MASS. R-55
DISPOSITION PARCEL R-48-1C
FINAL DESIGNATION OF REDEVELOPER

On September 6, 1979, the Authority tentatively designated Thomas and Anne Marie Whelton as Redeveloper of Disposition Parcel R-48-1C, 43 Sullivan Street/cor. Wesley Street, in the Charlestown Urban Renewal Area. This lot contains approximately 6,000 square feet of land.

The Redevelopers have submitted building and plot plans for the construction of a 7 room 3-bedroom single family home by their contractor, Charles Grady of Quincy. These plans have been approved by the Authority's Department of Urban Design. They have also submitted a copy of their financing commitment from the Charlestown Savings Bank, as attached.

Therefore, an appropriate resolution is attached recommending the final designation of Thomas and Anne Marie Whelton as Redevelopers of Disposition Parcel R-48-1C in the Charlestown Urban Renewal Area.

ATTACHMENT

